

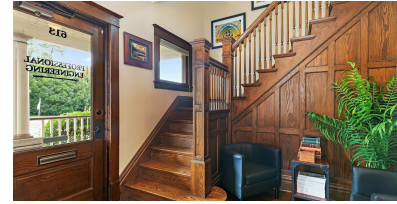
613 W Main St (Route 72)

West Dundee, IL 60118

For Lease

MLS #11796930

OFFICE



OFFICE 132 - 1,810 SF

REDUCED \$2,400/MO. \$15.91 PSF (GROSS)

2-Story Office 1,810 SF (divisible)

Beautiful historic 2-story office on Main Street with several updates. The first floor offers an inviting open reception or open office, 1 private office, conference/office, kitchenette and 1 bath. The second floor has 2 private offices and 2 baths. Ample storage in basement and detached garage.

The entire 1,810 SF has been reduced to \$2,400/mo. Gross.

*Single suites can be leased as follows:

- Main floor office 25' x 13' plus Enclave 6' x 8' : \$1,200.00/mo. Gross
- 2nd floor one office 12' x 13' with storage : \$750.00 /mo. Gross
- 2nd Office upstairs 12' x 11' : \$650.00 /mo. Gross

*Office Suites include shared Kitchen, conference room, Wi-Fi and all utilities are included. Storage space in garage available for an additional fee.

There is a backup generator on site as an uncommon added amenity. The exterior has been recently professionally landscaped and provides a welcoming feel and beautiful surroundings to a shaded area for an outside break area. Parking in rear of office.

Specifications

Size:	1,810 SF
Year Built:	1881
HVAC System:	GFA / Central Air
Electrical:	100 amp
Sprinklers:	No
Washrooms:	3
Ceiling Height:	8 ft
Parking:	Rear - 9 spaces
Sewer/Water:	City
Zoning:	C5C Office Dist.
CAM & Taxes	Included in Rent
PIN #:	03-22-455-002

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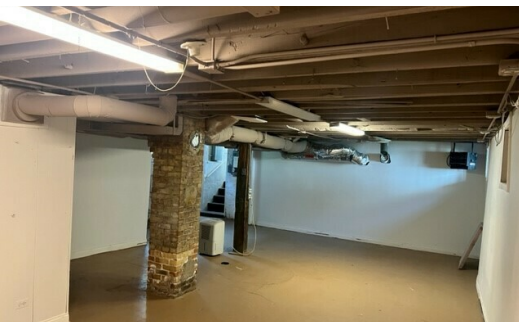
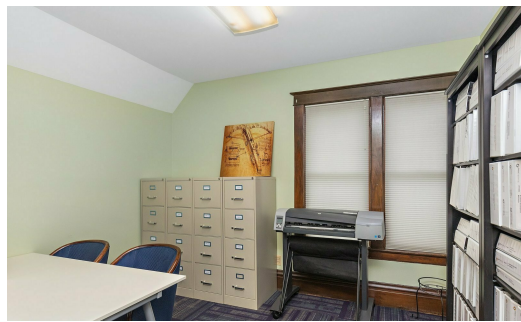
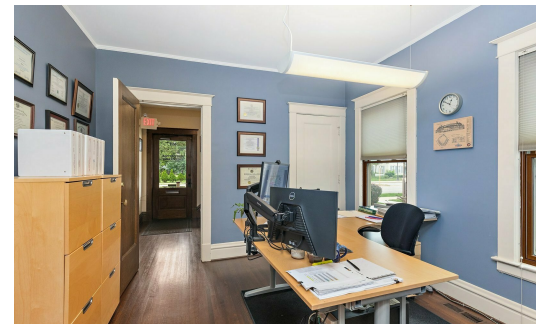
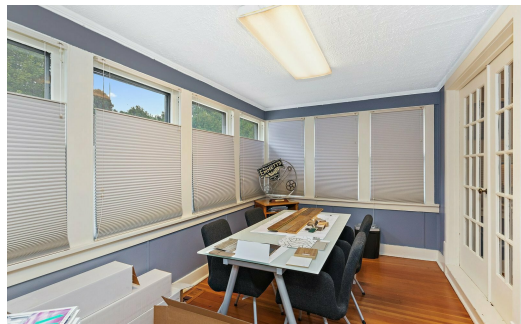
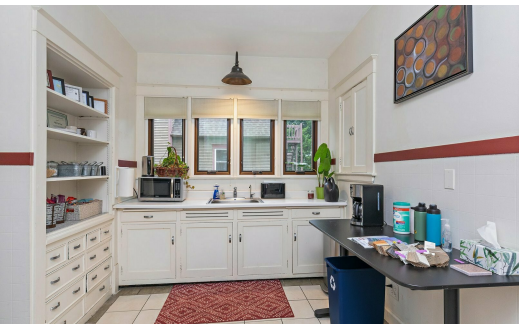
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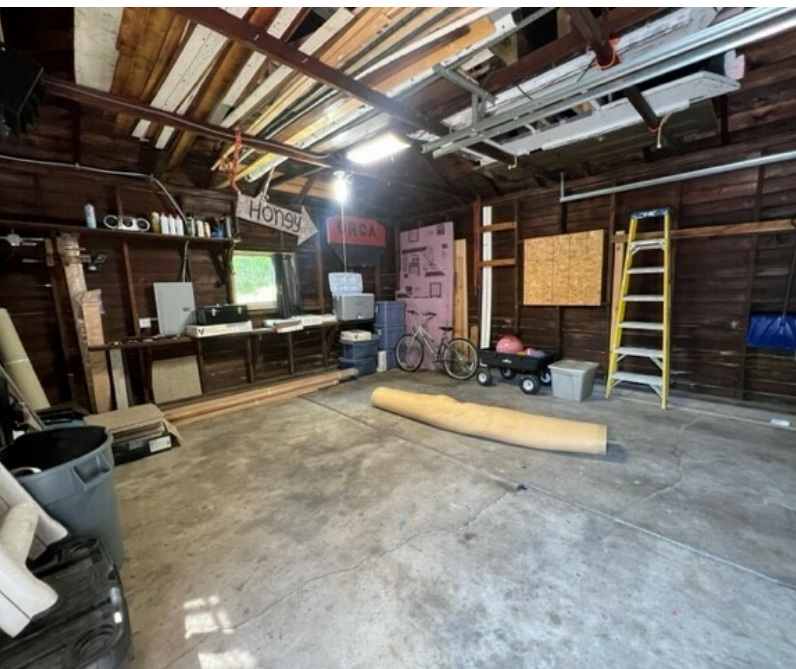
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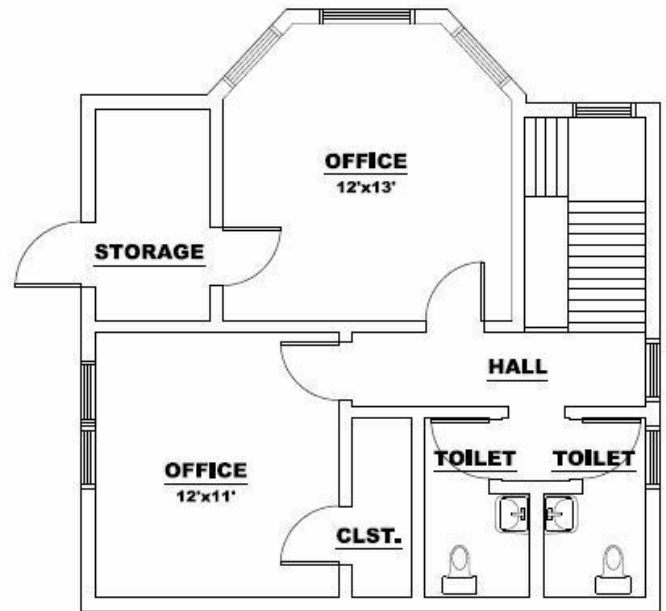
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FIRST FLOOR PLAN

1140 SQ.FT.



SECOND FLOOR PLAN

670 SQ.FT.

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